

**STAFF REPORT**

<b>Planning and Zoning:</b>	8/7/2017	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2017-6013	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1706-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to Replat Lot 14, Block 1 of the Stone Hill Town Center, Lot 14 Amending Plat in order to create two lots. (FP1706-02)

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**LOCATION:**

The proposed subdivision consists of 41.9908-acres of land located generally west of SH 130 and south of SH 45 in the Stone Hill Town Center shopping center. Lot 14 is located along the west side of Limestone Commercial Drive and Hill Top Commercial Drive, and along the north side of Stone Hill Drive and Town Center Drive. The proposed Replat is generally northwest of the Hilltop Commercial Drive and Town Center Drive intersection.

**ZONING:**

The lot is zoned Urban Center Level 5 (CL5) which allows for a mix of land uses.

**ANALYSIS:**

Lot 14 contains the strip of commercial retail uses in the north and western portion of the shopping center including the Cinemark theatre. The developer of the shopping center has proposed to Replat the current Lot 14 into two lots for purposes of selling off 2.0 acres. In June 2017, a similar Replat was approved to establish a 1.8 acre lot directly at the corner. The plat approved in June has not been recorded to date. The proposed Replat will create a lot just north of the 1.8 acre lot approved in June.

**TRANSPORTATION:**

No changes to the road network are proposed or required.

**UTILITIES:**

Water and wastewater service is provided by the City of Pflugerville. No utility extensions are required.

**NOTIFICATION:**

Notification was published in the newspaper and signs were posted on the property for the Replat.

**STAFF RECOMMENDATION:**

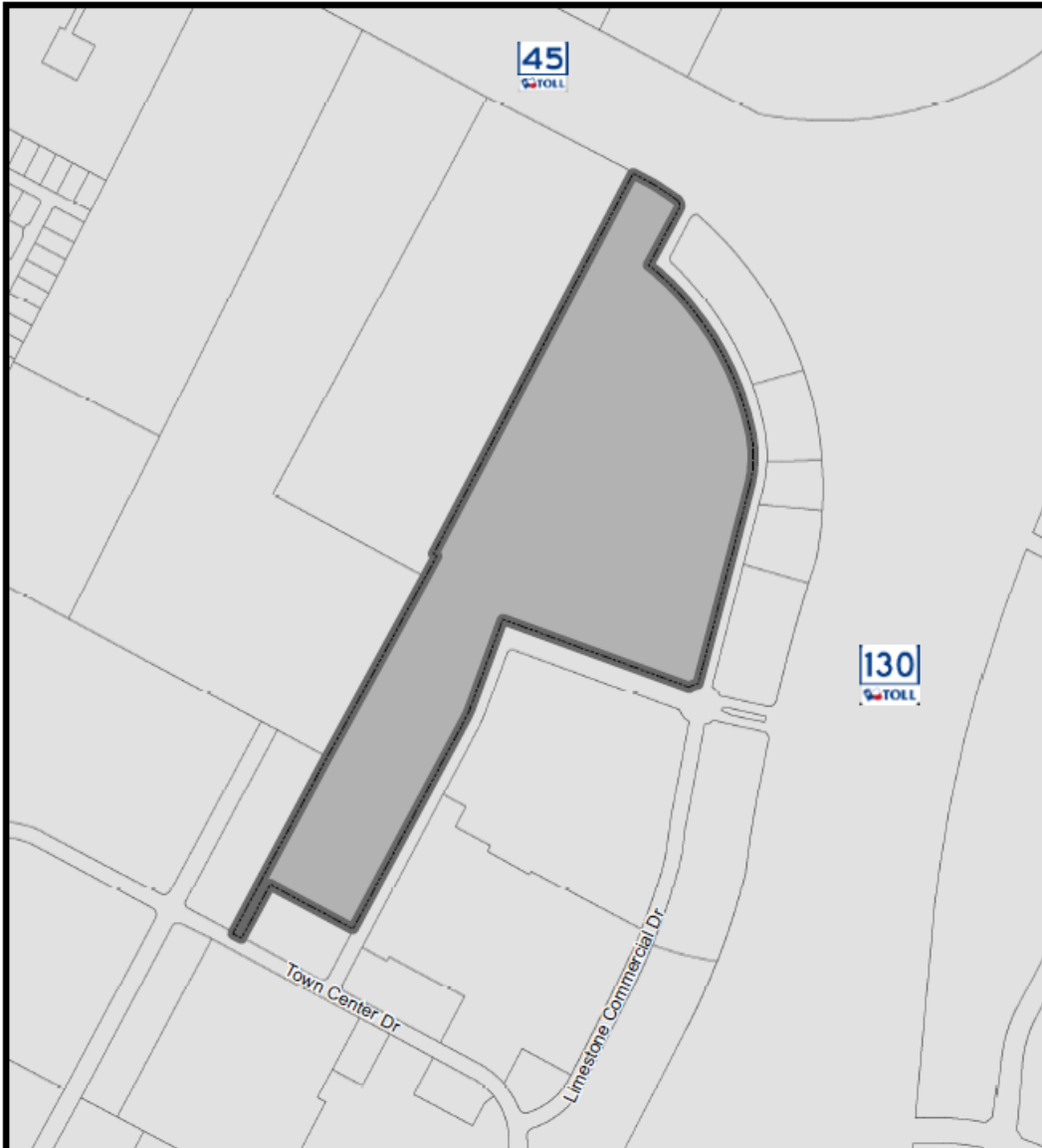
The Replat meets the minimum state and local requirements, and Staff recommends approval.




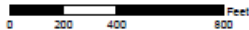



**ATTACHMENTS:**

- Location Map
- Stone Hill Town Center Lot 14 Replat No. 2 (separate attachment)

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**LOCATION MAP:**



<p><b>SHTC Lot 14</b>  <b>Replat No. 2</b></p> <p><b>Case Number:</b>  <b>FP1706-02</b></p> <p><b>06/19/2017</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p> Feet</p>	<p style="text-align: center;"></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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Pflugerville  
Planning and Zoning  
Commission

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